

PROJECT MANUAL

Attic Access Improvements

PARISH COURT APARTMENTS

175 Warde Terrace

Fairfield, CT



GILL & GILL ARCHITECTS, LLC

17 High Street, Suite 301

Norwalk, CT 06851

August 2, 2019

PARISH COURT ATTIC ACCESS
175 WARDE TERRACE
FAIRFIELD, CONNECTICUT

SPECIFICATIONS

AUGUST 2, 2019

GENERAL CONDITIONS

1. **DESCRIPTION OF WORK:** The proposed work consists of creation of three (3) points of access to existing attic spaces at Parish Court Apartments, 175 Warde Terrace, Fairfield, CT. Access will consist of commercial grade pull-down attic stair, 4' wide plywood walkway through existing attic spaces, energy efficient LED lighting, and related work as shown on the drawings.
- 1.1 In addition to these specifications, description and Scope of Work shall include Drawings A-1.1, A-1.2 and A-1.3, dated August 2, 2019.
2. **DEFINITION:** The term "Owner" shall mean Parish Court Apartments, Robert Shulman, representative.
3. **INSURANCE.** Contractor to maintain insurance coverage types and at least minimum limits, including Worker's Compensation, per Owner's requirements.
4. **PERMITS:** Contractor shall secure and pay for all required approvals and permits, and shall comply with all federal, state, and local codes and agencies having jurisdiction. Contractor shall be responsible for obtaining all inspections, approvals and Certificate of Occupancy.
5. **MATERIALS AND LABOR.** Contractor shall provide and pay for all materials, labor, tools, equipment, etc. necessary for the execution and completion of the work. All materials furnished by the Contractor shall be of first or best grade and all work shall be done in a good and thoroughly workmanlike manner to the satisfaction of the Architect and the Owner.
6. **FIELD CONDITIONS:** Thoroughly examine site and verify all conditions and dimensions; notify Architect of any discrepancies, conflicts or unusual field conditions before proceeding with work. Adjust dimensions as required.
7. **SCHEDULING:** Contractor shall schedule work for least interference with residents. Alert Owner of impending work and coordinate with Owner as required.

SITE PREPARATION AND SAFETY

1. **REGULATORY REQUIREMENTS:** Comply with all applicable regulatory requirements, including but not limited to, Town of Fairfield, State of Connecticut, OSHA and EPA regulations during work. Comply with hauling and disposal regulations of authorities having jurisdiction.
2. **PROTECT:** residents and all areas adjoining work area. Erect and maintain caution tape around construction area as necessary.

WOOD CONSTRUCTION

Wood for framing new access door openings shall be #2 Common YP or Douglas Fir-Larch. All framing shall be secured with 16d galvanized nails. Use 2x3 or 2x4 vertical truss bracing along walkways as shown; secure with

screws. Walkway surface to be 3/4" CDX plywood nailed to bottom chords of roof trusses. Side panels along walkways to be 1/2" CDX plywood screwed to 2x3 vertical bracing as shown.

ACCESS PANELS, FRAMES AND HARDWARE

Solid core 1-1/2" thick flush panels set in wood framed openings. Use 1 pair automatic-closing spring hinges per panel. Provide passage hardware for free access in both directions. Frame openings for access panels per drawings; two sizes required. Openings to be framed in existing fire separation partitions, where shown. Adjust hardware to assure proper operation. Hardware by Stanley, or approved equal; finish selected by Owner.

WALLBOARD PATCHING

Patch existing fire separation partitions in attics. Wallboard to be 1/2" thick type-X; confirm in field. Tape all joints. Seal around penetrations (existing and new). Materials by USG, Georgia-Pacific, or equal.

PULL DOWN ATTIC STAIR

Heavy duty, commercial steel folding ladder with minimum 350 pound capacity with safety handrails and spring assists for easy operation. Stair to be sized for approximately 8' floor to ceiling height, to be verified in the field. Provide locking safety latches between sections and anti-skid tread strips. Assembly door to be 1/2" plywood, painted to match adjoining ceiling. Install in strict accordance with manufacturer's instructions. Attic Stair to be Rainbow F Series, Model F3060-8 by SP Partners (available through Rings End Lumber, Ridgefield Supply or other), or approved equal.

SIGNAGE

Provide exterior signage in locations noted on the drawings (two per access location). Signs to be aluminum, either wall-mounted or ceiling-hung, as noted. Signs to note "FIRE DEPARTMENT ATTIC ACCESS" in reflective white letters on red background. Signs to be 8" high by 12" wide, or as approved by Owner.

ELECTRICAL

Provide porcelain base utility lighting through all attic spaces as shown on the drawings. Fixtures to have 100-watt equivalent LED type medium base bulbs. Provide jamb switch at pull-down access ladder to control all lighting (typical three attics); confirm adequate amperage. In addition, provide one wall-mounted lit switch near pull-down access door, also controlling all light fixtures in adjoining attics. Switches and light fixtures to be Leviton or equal.

Provide grounded duplex outlets where indicated. Secure all wiring, both new and existing, to framing above existing blown-in insulation.

Secure existing heat detectors. Repair or replace defective units. Check to assure proper working condition of each unit.

END

**PARISH COURT
ATTIC ACCESS PROJECT**

PHOTOS OF 2ND FLOOR BREEZEWAYS FOR NEEDED FIRE DEPT SIGNAGE

Photos taken 05/2019



BLDG 165 FRONT OF BREEZEWAY (FACING COURTYARD)



BLDG 165 REAR OF BREEZEWAY (FACING RAMP) 94" HI



BLDG 185/195 FRONT OF BREEZEWAY (FACING COURTYARD)



BLDG 185/195 REAR OF BREEZEWAY (FACING RAMP)



BLDG 215/225 FRONT OF BREEZEWAY (FACING COURTYARD)



BLDG 215/225 REAR OF BREEZEWAY (FACING RAMP)

**SIGNAGE NEEDED:.... TO READ "FIRE DEPT ATTIC ACCESS"
RED BACKGROUND WHITE LETTERS
REFLECTIVE**



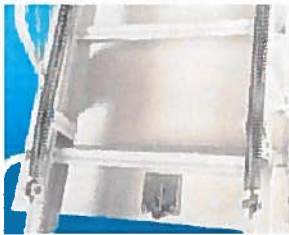
Our tallest folding attic ladders

Features

- Models for 8' up to 15' heights (**Custom sizes also available**)
- Suitable for Commercial Use



Safety Handles



Assist Springs



Section Latch



Tread Strips

(click photos to
enlarge)

- 570 lb. Weight Capacity
- Large safety handles at top
- 4 separate one-piece steel handrails
- All powder coated steel
- 1 1/4" X 3" side rails
- Spring assists for easier operation
- Locking safety latches between sections
- Built-in 1 1/2" steel trim (no wood casing needed)
- Sturdy 1/2" plywood door (unpainted) with positive latch
- Protective floor bumpers
- Anti-skid tread strips

Rainbow Attic Stair - F Series Folding Attic Ladder





F-Series

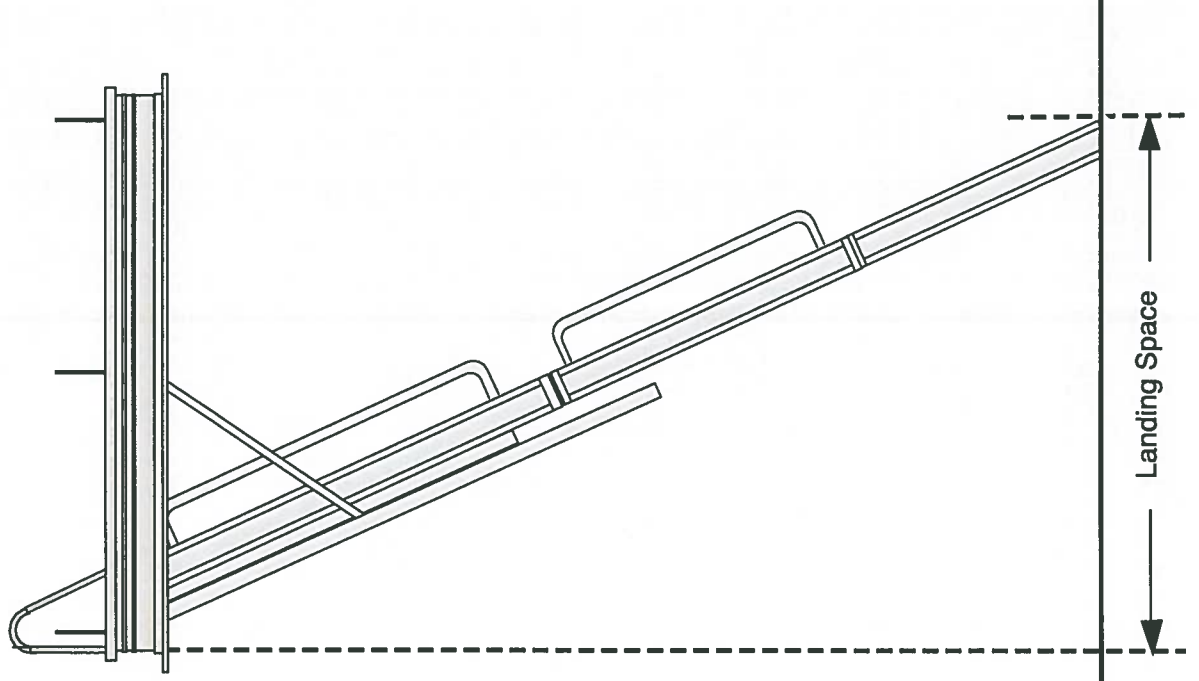
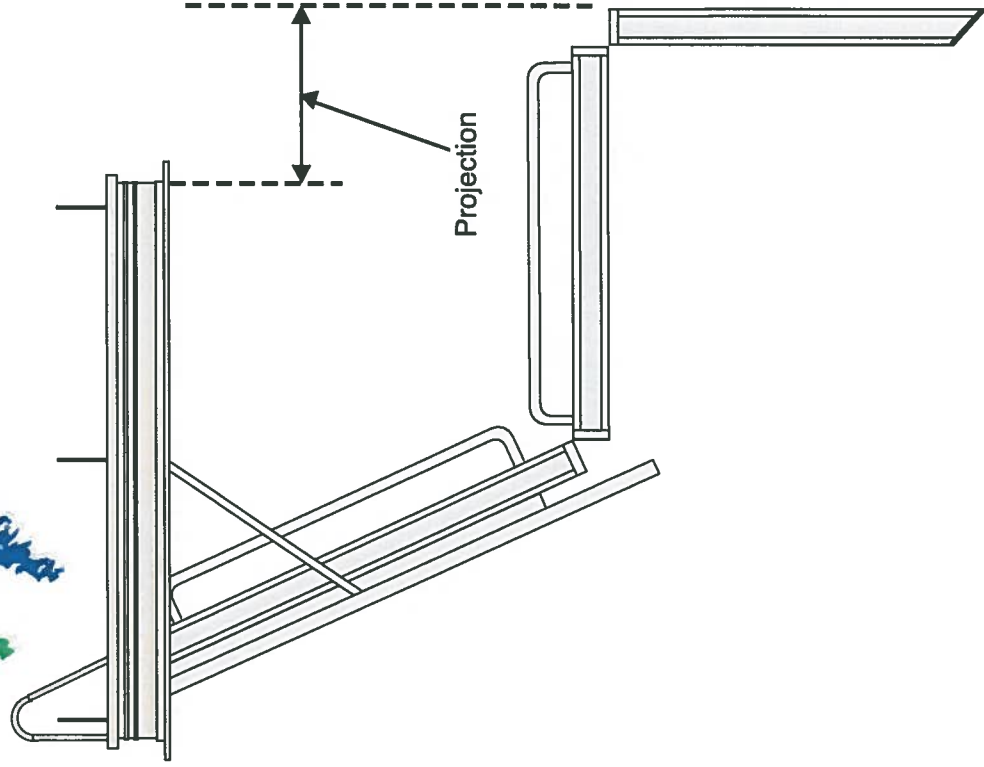
Specifications - Page 1 of 3

Series	Model #	Rough Opening Dimension	Stair Frame Dimension	Tread Width	Tread Depth	# of Treads	Unit Weight	Floor-to-Ceiling Height Range	Stair Projection (Page 2)	Landing Space (Page)
F-8	F2260-8	22 1/2" X 60"	22" X 59 1/2"	10"	2 3/4"	10	111 lbs.	7' - 4" to 8' - 4"	8"	63"
	F3060-8	30" X 60"	29 1/2" X 59 1/2"	17"	2 3/4"		123 lbs.			
F-9	F2260-9	22 1/2" X 60"	22" X 59 1/2"	10"	2 3/4"	11	117 lbs.	8' - 2" to 9' - 4"	13"	67"
	F3060-9	30" X 60"	29 1/2" X 59 1/2"	17"	2 3/4"		130 lbs.			
F-10	F2260-10	22 1/2" X 60"	22" X 59 1/2"	10"	2 3/4"	13	124 lbs.	9' - 4" to 10' - 4"	18"	66"
	F3060-10	30" X 60"	29 1/2" X 59 1/2"	17"	2 3/4"		138 lbs.			
F-11	F2260-11	22 1/2" X 60"	22" X 59 1/2"	10"	2 3/4"	15	131 lbs.	10' - 8" to 11' - 2"	21"	69"
	F3060-11	30" X 60"	29 1/2" X 59 1/2"	17"	2 3/4"		146 lbs.			
F-12	F2260-12	22 1/2" X 60"	22" X 59 1/2"	10"	2 3/4"	16	135 lbs.	11' - 8" to 12' - 2"	27"	73"
	F2560-12	25 1/2" X 60"	25" X 59 1/2"	12 3/4"			140 lbs.			
	F3060-12	30" X 60"	29 1/2" X 59 1/2"	17"			153 lbs.			
F-13	F2275-13	22 1/2" X 75"	22" X 74 1/2"	10"	2 3/4"	17	153 lbs.	12' - 6" to 13' - 4"	17"	77"
	F2575-13	25 1/2" X 75"	25" X 74 1/2"	12 3/4"			159 lbs.			
	F3075-13	30" X 75"	29 1/2" X 74 1/2"	17"			173 lbs.			
F-14	F2275-14	22 1/2" X 75"	22" X 74 1/2"	10"	2 3/4"	19	159 lbs.	13' - 3" to 14' - 4"	24"	80"
	F2575-14	25 1/2" X 75"	25" X 74 1/2"	12 3/4"			164 lbs.			
	F3075-14	30" X 75"	29 1/2" X 74 1/2"	17"			176 lbs.			
F-15	F2275-15	22 1/2" X 75"	22" X 74 1/2"	10"	2 3/4"	21	165 lbs.	14' - 8" to 15' - 4"	30"	87"
	F2575-15	25 1/2" X 75"	25" X 74 1/2"	12 3/4"			172 lbs.			
	F3075-15	30" X 75"	29 1/2" X 74 1/2"	17"			182 lbs.			





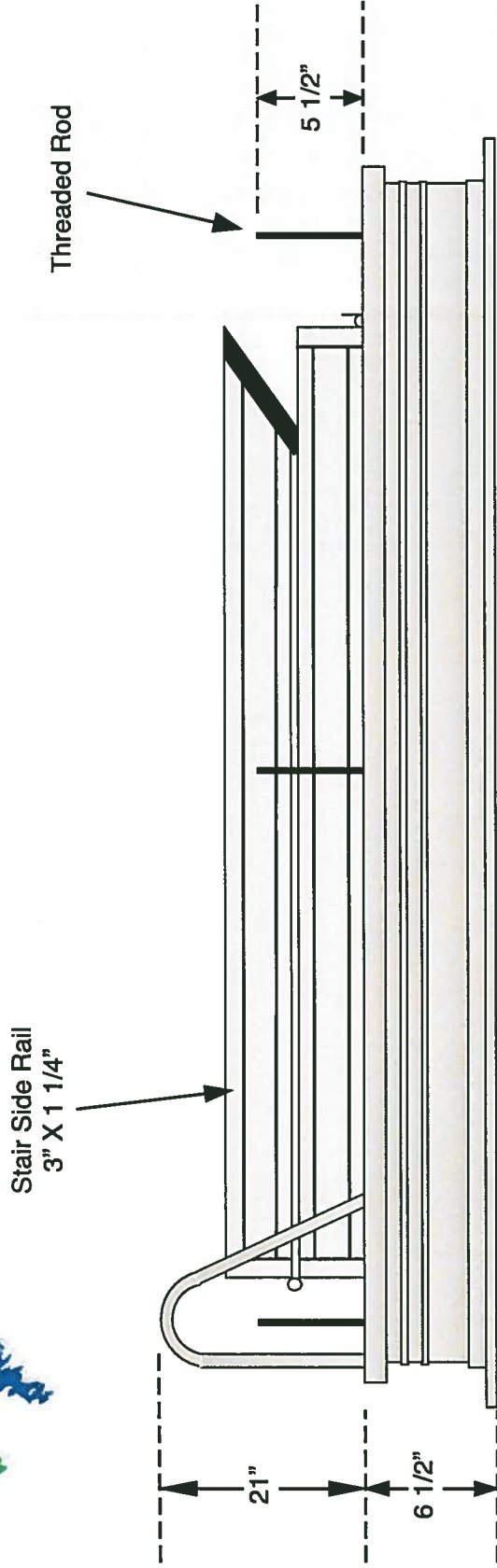
F-Series Specifications - Page 2 of 3





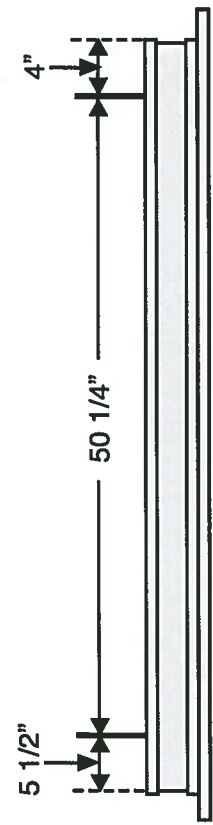
F-Series

Specifications - Page 3 of 3

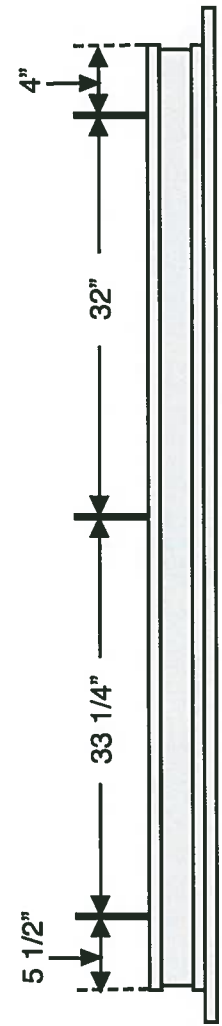


Standard installation hangers provided for threaded rods will accommodate beam heights up to a maximum of 12".
Optional extended threaded rod kits are available for taller beams up to a maximum 15".

Threaded Rod Placements - 60" long models

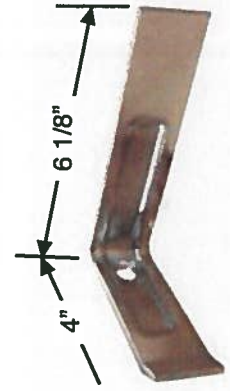


Threaded Rod Placements - 75" long models



Standard Stair Hanger
Max beam height - 12"

**** Optional Hanger ****
4" X 9 1/2"



Porcelain Lampholder Keyless - Double Screw Terminals - Medium Base

Plafonnier en Porcelaine - Sans Interrupteur - Bornes à Deux Vis - À Culot Moyen

Portalámpara de Porcelana - Sin Interruptor - Tornillos Terminales Dobles

WARNINGS AND CAUTIONS:

- TO AVOID FIRE, SHOCK, ELECTROCUTION OR DEATH; TURN OFF POWER AT CIRCUIT BREAKER or fuse and test that power is off before wiring.
- To be installed and/or used in accordance with appropriate electrical codes and regulations.
- If you are not sure about any part of these instructions, consult an electrician.
- Use this device with copper or copper clad wire only.
- This device mounts on a 3 1/4" (8.25 Cm) standard outlet box only.

IMPORTANT

- Follow these instructions exactly to maintain the polarity of a correctly wired system.

AVERTISSEMENT ET MISES EN GARDE :

- POUR ÉVITER LES RISQUES D'INCENDIE, DE CHOC ÉLECTRIQUE OU D'ÉLECTROCUTION, COUPER LE COURANT au fusible ou au disjoncteur et s'assurer que le circuit soit bien coupé avant de procéder à l'installation.
- Installer ou utiliser conformément aux codes de l'électricité en vigueur.
- À défaut de bien comprendre les directives suivantes, faire appel à un électricien.
- N'utiliser ce dispositif qu'avec du fil de cuivre ou plaqué cuivre.
- Ce dispositif ne convient qu'aux boîtes électriques standard de 8,25 cm.

IMPORTANT

- On doit suivre les présentes directives à la lettre pour maintenir la polarité d'un système correctement câblé.

ADVERTENCIAS Y PRECAUCIONES:

- PARA EVITAR DESCARGA ELÉCTRICA, FUEGO, ELECTROCUCION, O MUERTE, INTERRUMPA EL PASO DE ENERGÍA mediante el interruptor de circuito o fusible. ¡Asegúrese de que el circuito no esté energizado antes de iniciar la instalación!
- Para instalarse y/o usarse de acuerdo con los códigos eléctricos y normas apropiadas.
- Si usted no está seguro acerca de alguna de las partes de estas instrucciones, consulte a un electricista.
- Use este producto sólo con cable de cobre o revestido de cobre.
- Este producto sólo se monta en una caja estándar de 3 1/4" (8.25 Cm).

IMPORTANTE

- Siga estas instrucciones exactamente para mantener la polaridad de un sistema cableado correctamente.

INSTALLATION

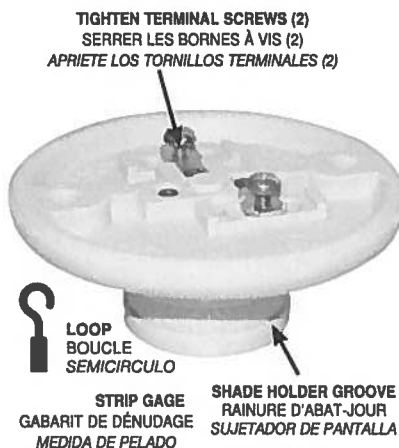
1. Remove insulation to expose 3/4" (1.9 cm) copper wire.
2. Connect wires as follows: BLACK (Hot) wire to BRASS screw, WHITE (Neutral) wire to SILVER screw. Loop wires clockwise 3/4 turn around terminal screws. Tighten all screws firmly. Top wire terminals accept up to #10 copper or copper clad wire.
3. Mount porcelain base on outlet box by tightening mounting screws. Install light bulb.
4. Restore power at circuit breaker or fuse. Installation is complete.

INSTALLATION

1. Dénuder les fils sur environ 1,9 cm (0,75 po).
2. Raccorder les fils en procédant comme suit : le fil NOIR (actif) à la borne LATON et le fil BLANC (neutre) à la borne ARGENT. Enrouler les fils sur les bornes de trois quarts de tour vers la droite. Serrer fermement. Les bornes de câblage supérieures acceptent les fils de cuivre ou plaqués cuivre d'un calibre pouvant atteindre 10AWG.
3. Fixer la base en porcelaine à la boîte en serrant les vis de montage. Installer une lampe.
4. Rétablir l'alimentation au fusible ou au disjoncteur. L'installation est terminée.

INSTALACIÓN

1. Pele 1.9 cm (3/4") del aislante de la punta de cada conductor.
2. Conecte los conductores como sigue: El cable NEGRO (Fase) al tornillo color LATON, el cable BLANCO (Neutro) al tornillo color PLATEADO. Enrosque los alambres 3/4 de vuelta hacia la derecha alrededor de los tornillos terminales. Apriete los tornillos firmemente. Los tornillos aceptan cable de cobre o revestido de cobre hasta #10.
3. Coloque la base de porcelana en la caja de salida apretando los tornillos de montaje. Instale el foco.
4. Restablezca la corriente en el interruptor de circuito o fusible. La instalación está terminada.



Contact Leviton Technical Support at 800-824-3005 (USA ONLY) or visit www.leviton.com for warranty information.
Pour obtenir des renseignements sur les garanties, on peut se rendre au www.leviton.com ou communiquer avec le service de soutien technique de Leviton en composant le 1-800-405-5320 (CANADA SEULEMENT).

Para obtener información de garantía llame a Soporte Técnico de Leviton al 800-824-3005 (SOLO EE.UU.) o visite www.leviton.com

Rating	16A 125VAC, 10A 277VAC 1/2HP 125VAC/277VAC cULus	Mount Hole		Circuit Structure	
Contact R	50m ohm Max.				
Insulation R	DC 500V 100M ohm Min.				
Voltage Breakdown	AC 1500V 1 minute				
Operation Temperture	-20°C~65°C				
Circuit	2P SPST ON-(OFF)	Thickness=0.7~3.0			

